066.0	0005	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	794,500 / 794,500
					USE VALUE:	794,500 / 794,500
					ASSESSED:	794,500 / 794,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		RADCLIFFE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CUMMINS JOHN J JR & STACIA J/
Owner 2:	TRS/SUSAN J CUMMINS FAMILY
Owner 3:	2016 INCOME-ONLY IRREVOCABLE
Street 1:	14 RADCLIFFE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CUMMINS JOHN J & SUSAN J -
Owner 2:	-
Street 1:	14 RADCLIFFE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1765 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7024.000	348,300	4,700	441,500	794,500
Total Card	0.161	348,300	4,700	441,500	794,500
Total Parcel	0.161	348,300	4,700	441,500	794,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.14 /Parcel: 450.14

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 42448

GIS Ref

GIS Ref

Insp Date 09/13/18

!5683!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 066.0-0005-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	348,300	4700	7,024.	441,500	794,500		Year end	12/23/2021
2021	101	FV	337,900	4700	7,024.	441,500	784,100		Year End Roll	12/10/2020
2020	101	FV	337,900	4700	7,024.	441,500	784,100	784,100	Year End Roll	12/18/2019
2019	101	FV	255,800	4700	7,024.	410,000	670,500	670,500	Year End Roll	1/3/2019
2018	101	FV	255,800	4700	7,024.	410,000	670,500	670,500	Year End Roll	12/20/2017
2017	101	FV	255,800	4700	7,024.	359,500	620,000	620,000	Year End Roll	1/3/2017
2016	101	FV	255,800	4700	7,024.	328,000	588,500	588,500	Year End	1/4/2016
2015	101	FV	249,600	4700	7,024.	290,100	544,400	544,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:36:12

LAST REV

Date	Time
09/27/18	13:41:55
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 5683

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUMMINS JOHN J	67251-407		5/13/2016	Convenience	1	No	No		
	12708-634		10/2/1974		38,500	No	No		N

USER DEFINED

Prior Id # 1:	42448
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/21/1992	649		5,500					ADD BATH IN BDRM

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	PH	Patrick H
4/13/2009	Info At Door	372	PATRIOT
4/19/2000	Inspected	270	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	267	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7024		Sq. Ft.	Site		0	70.	0.90	12									441,504						441,500	

Total AC/HA:	0.16125	Total SF/SM:	7024	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,504	Spl Credit		Total:	441,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.24490082
Const Adj.:	0.99989998
Adj $ / SQ:	161.821
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	427948
Depreciation:	79598
Depreciated Total:	348349

COMMENTS

OF=TOILET OFF KIT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

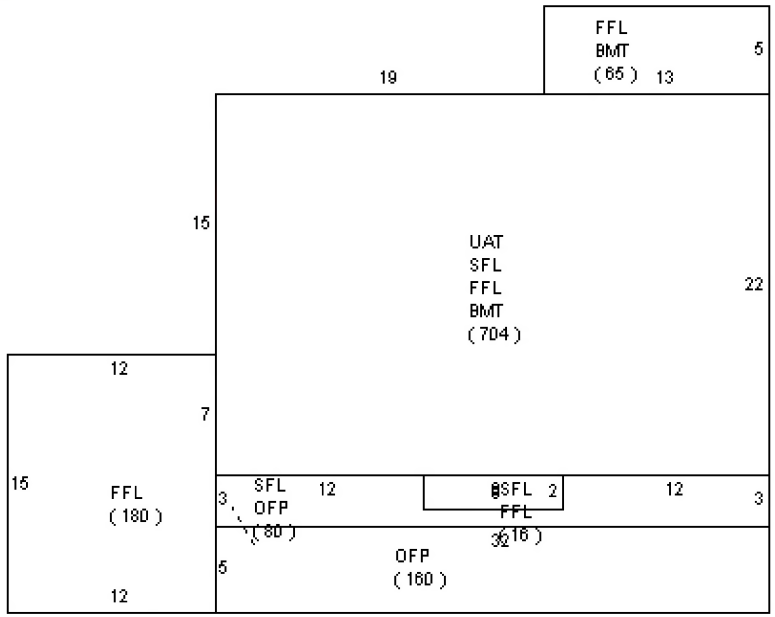
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	161.82
Special Features:	0	Val/Su Net:	118.07
Final Total:	348300	Val/Su SzAd	197.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	965	161.820	156,157
SFL	Second Floor	800	161.820	129,457
BMT	Basement	769	48.550	37,332
OFP	Open Porch	240	23.370	5,609
UAT	Upper Attic	176	64.730	11,392

Net Sketched Area:	2,950			Total:	339,947
Size Ad	1765	Gross Area	3478	FinArea	1765

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0005-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1929	21.93	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc